

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
S/S Barrow Court, 293 ft. W of Carbridge Circle
10 Barrow Court
8th Election District
3rd Councilmanic District
Michael Zavodny, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-494-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 30 ft., for an addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of July, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 30 ft., for an addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with the site plan so that the variance is limited to an 18 ft. setback to insure that construction does not occur within the 10 ft. drainage and utility easement.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 24, 1992

Mr. and Mrs. Michael J. Zavodny
10 Barrow Court
Towson, Maryland 21204

RE: Petition for Residential Zoning Variance
Case No. 92-494-A

Dear Mr. and Mrs. Zavodny:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1
TO ALLOW A REAR YARD SET BACK OF 18' IN LIEU OF THE REQUIRED 30'.

of the Zoning Regulations of Baltimore County for the following reasons: (please include a printed affidavit)
With active growing children we find the need for additional living space - this is the reason for asking.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City

State

Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City

State

Zip Code

Name, address and phone number of owner, contract purchaser or

Address

City

State

Zip Code

10 Barrow Ct 21204 410-887-4386

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of July, 1992, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

RECEIVED BY: 6/10/92 DATE: 6/10/92

ESTIMATED POSTING DATE: ESTIMATED CLOSING DATE:

Page 1

ORDER RECEIVED FOR FILING
Date 7/1/92
By Th. J. Zavodny

ORDER RECEIVED FOR FILING
Date 7/1/92
By Th. J. Zavodny

92-494-A 532

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 10 Barrow Ct
Towson Md 21204

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please include a printed affidavit)
Reason for addition - with growing children we find the need for additional living space.

That the Affiant(s) acknowledge(s) that if a present is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 04 day of JUNE, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared MICHAEL J. ZAVODNY - SUSAN G. ZAVODNY

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the within and foregoing statements are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal. 6/14/92

My Commission Expires: 6/1/1994

ZONING DESCRIPTION FOR 10 Barrow Ct

Beginning at a point on the South side of Barrow Ct, which is 20' wide at the distance of 293' (number of feet of right-of-way width) of the centerline of the nearest improved intersecting street Carbridge Circle, (name of street) which is 20' wide. "Being lot 102.2 Block 1, Section 11.1 in the subdivision of Greenway, (name of subdivision) as recorded in Baltimore County Plat Book #112, Folio 68. Also known as 10 Barrow Ct and located in the 8th Election District. (property address)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 6-30-92
Posted for: Residential Variance
Petitioner: Michael and Eugenia J. Zavodny
Location of property: S/S Barrow Court, 293' W of Carbridge Circle
Location of Signs: 10 Barrow Court
Number of Signs: 7

SEE HAND-WRITTEN COPY DATED 6/16/92

ACCOUNT	DATE	QTY	PRICE
6/23/92	532	1	\$50.00
010 - ZONING VARIANCE (IRL)		1	\$50.00
080 - POSTING SIGNS / ADVERTISING		1	\$35.00
TOTAL:			\$85.00

LAST NAME OF OWNER: ZAVODNY

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 13, 1992

(410) 887-3353

Mr. & Mrs. Michael J. Zavodny
10 Barrow Court
Towson, MD 21204

RE: Item No. 532, Case No. 92-494-A
Petitioner: Michael J. Zavodny, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Zavodny:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

(410) 887-3353

Your petition has been received and accepted for filing this
16th day of June, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Michael J. Zavodny, et ux

Petitioner's Attorney:



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: July 6, 1992
FROM: Robert W. Bowling, P.E.
Zoning Advisory Committee Meeting
for July 6, 1992
Item 532

The Developers Engineering Division has reviewed
the subject zoning item. Granting a variance to allow a
10-foot setback would permit an addition to be built
in a County drainage and utility easement. This should
not be permitted.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

RECEIVED
JUL 7 1992

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development
Management
FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning
DATE: June 30, 1992
SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 29, 1992

The Office of Planning and Zoning has no comments on the
following petitions:

Edward & Rita Raab - Item 514
Jeffrey & Deanna Deegan - Item 523
Charles & Virginia Loane - Item 524
Herschel & Ruth Polakoff - Item 525
Francis Mull - Item 526
Juanita Cottrell - Item 529
Middle River Baptist Church - Item 530
Merritt & Joann Olsen - Item 531
Michael & Eugenia Zavodny - Item 532

If there should be any further questions or if this office can
provide additional information, please contact Francis Morsey
in the Office of Planning and Zoning at 887-3211.

RECEIVED
JUL 7 1992

ZONING OFFICE

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Rita M. and Edward R. Raab, Sr.* Date: 7/6/92

File Number	Waiver Number	Zoning Issue	Meeting Date
90476	Stonegate at Patapsco (Aerial Property)		6-1-92
CON DED	TE	Waiting for developer to submit plans first.	
COUNT 1			
DED DEPRM RP STP TE	Rita M. and Edward R. Raab, Sr.	514	W/C
✓	Jeffrey J. and Deanna L. Deegan	523	N/C
✓	Charles M. and Virginia H. Loane	524	N/C
✓	Herschel and Ruth Polakoff	525	N/C
✓	Francis D. and Patricia M. Mull	526	N/C
✓	RMS Nominee, Inc.	527	W/C
✓	Juanita L. Cottrell	529	N/C
DED DEPRM RP STP TE	The Middle River Baptist Church	530	W/C
✓	Merritt E. and Joann R. Olsen	531	N/C
✓	Michael J. and Eugenia G. Zavodny	532	N/C
✓	Baltimore County - Southwestern Bell Mobile Systems	533	N/C

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: _____ Date: 07/06/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Raymond F. And Nancy A. Plum	520		6-22-92
DEPRM STP			
Michael And Virginia Myers	522		N/C
DEPRM			

COUNT 6

DED DEPRM RP STP TE	Rita M. and Edward R. Raab, Sr.	514	6-29-92
✓	Jeffrey J. and Deanna L. Deegan	523	N/C
✓	Charles M. and Virginia H. Loane	524	IP
✓	Herschel and Ruth Polakoff	525	
✓	Francis D. and Patricia M. Mull	526	
✓	RMS Nominee, Inc.	527	
✓	Juanita L. Cottrell	529	
✓	The Middle River Baptist Church	530	
✓	Merritt E. and Joann R. Olsen	531	
✓	Michael J. and Eugenia G. Zavodny		N/C

700 East Joppa Road, Suite 901
Towson, MD 21204-5500
JUNE 25, 1992
(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MICHAEL J. ZAVODNY AND EUGENIA G. ZAVODNY
Location: #10 BARROW COURT
Item No.: *532 (LEO) Zoning Agenda: JUNE 29, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: *Carl J. J. J.* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
JUN 29 1992

ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Michael J. and Eugenia G. Zavodny* Date: 7/6/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Rita M. and Edward R. Raab, Sr.	514		6-29-92
DED DEPRM RP STP TE	✓	No Comment	
✓	Jeffrey J. and Deanna L. Deegan	523	No Comment
✓	Charles M. and Virginia H. Loane	524	No Comment
✓	Herschel and Ruth Polakoff	525	No Comment
✓	Francis D. and Patricia M. Mull	526	No Comment
✓	RMS Nominee, Inc.	527	No Comment
✓	Juanita L. Cottrell	529	No Comment
✓	The Middle River Baptist Church	530	No Comment
✓	Merritt E. and Joann R. Olsen	531	No Comment
✓	Michael J. and Eugenia G. Zavodny		No Comment
✓	Baltimore County - Southwestern Bell Mobile Systems	533	No Comment

COUNT 11

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

June 24, 1992

(410) 887-3353

Michael and Eugenia Zavodny
10 Barrow Court
Towson, Maryland 21204

Re: CASE NUMBER: 92-094-1
LOCATION: S/S Barrow Court, 25' W of Carbridge Circle
10 Barrow Court
8th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
refreshing regarding the administrative process.

1) Your property will be posted on or before July 5, 1992. The closing date is July 20, 1992. The
closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing
date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will
issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the
matter be set in for a public hearing. You will receive written notification as to whether or not your
petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether: due to a neighbor's formal request or by Order of the
Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers.
Charges related to the reporting and advertising are payable by the petitioner(s).

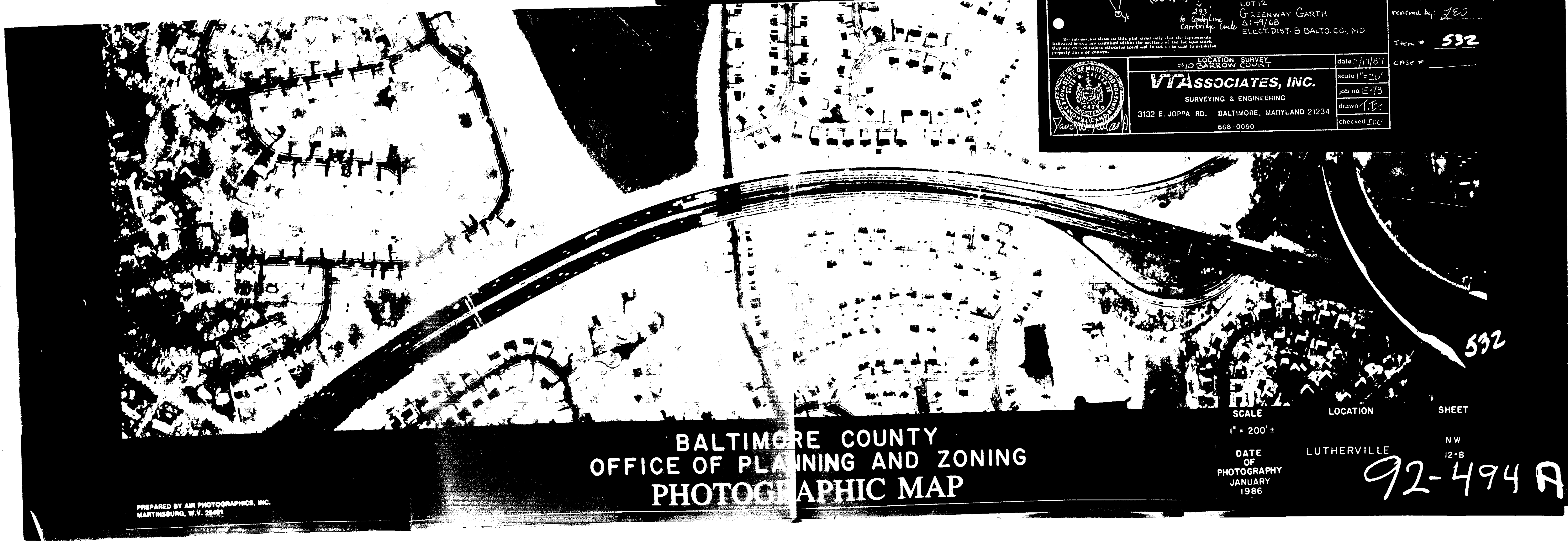
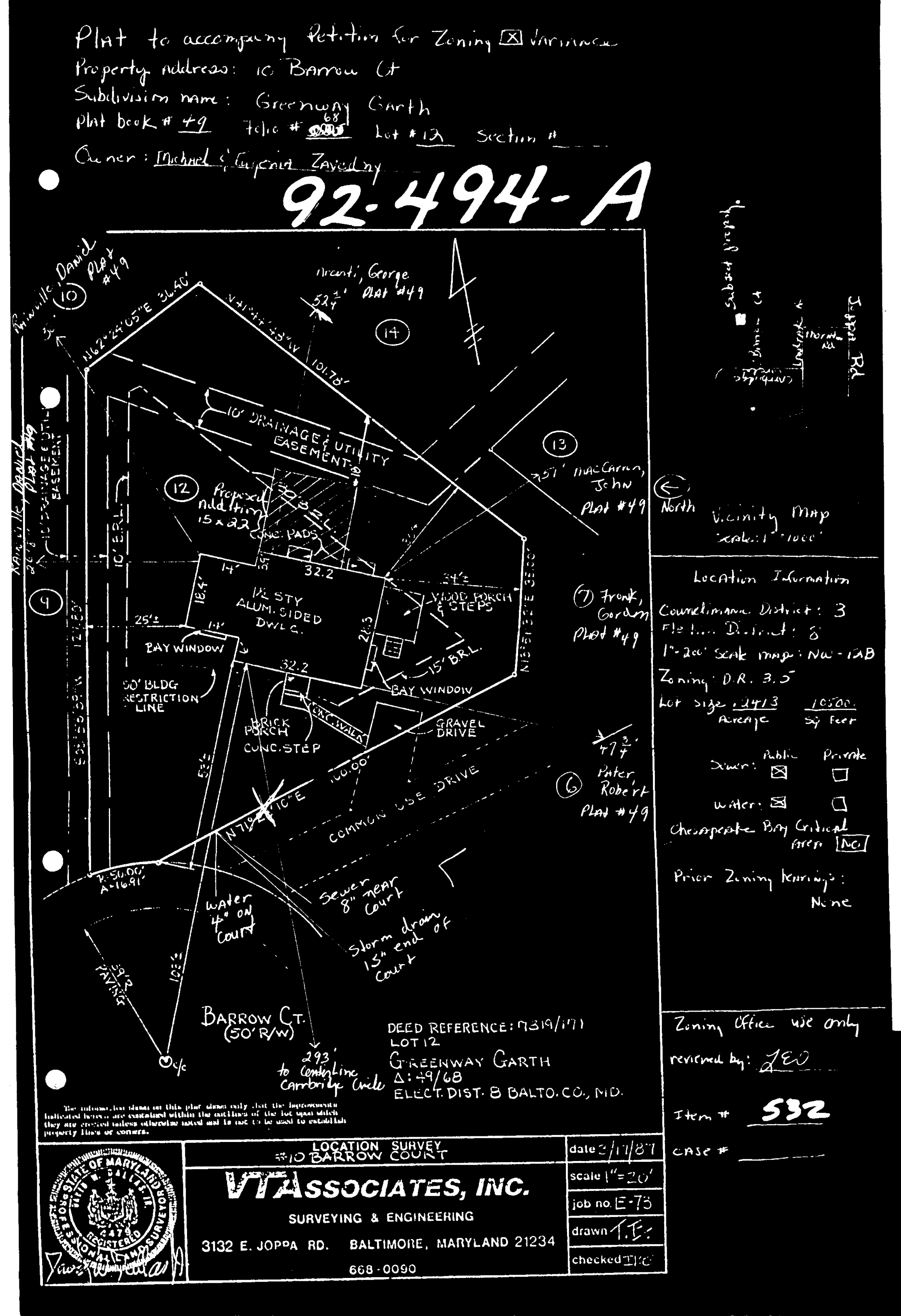
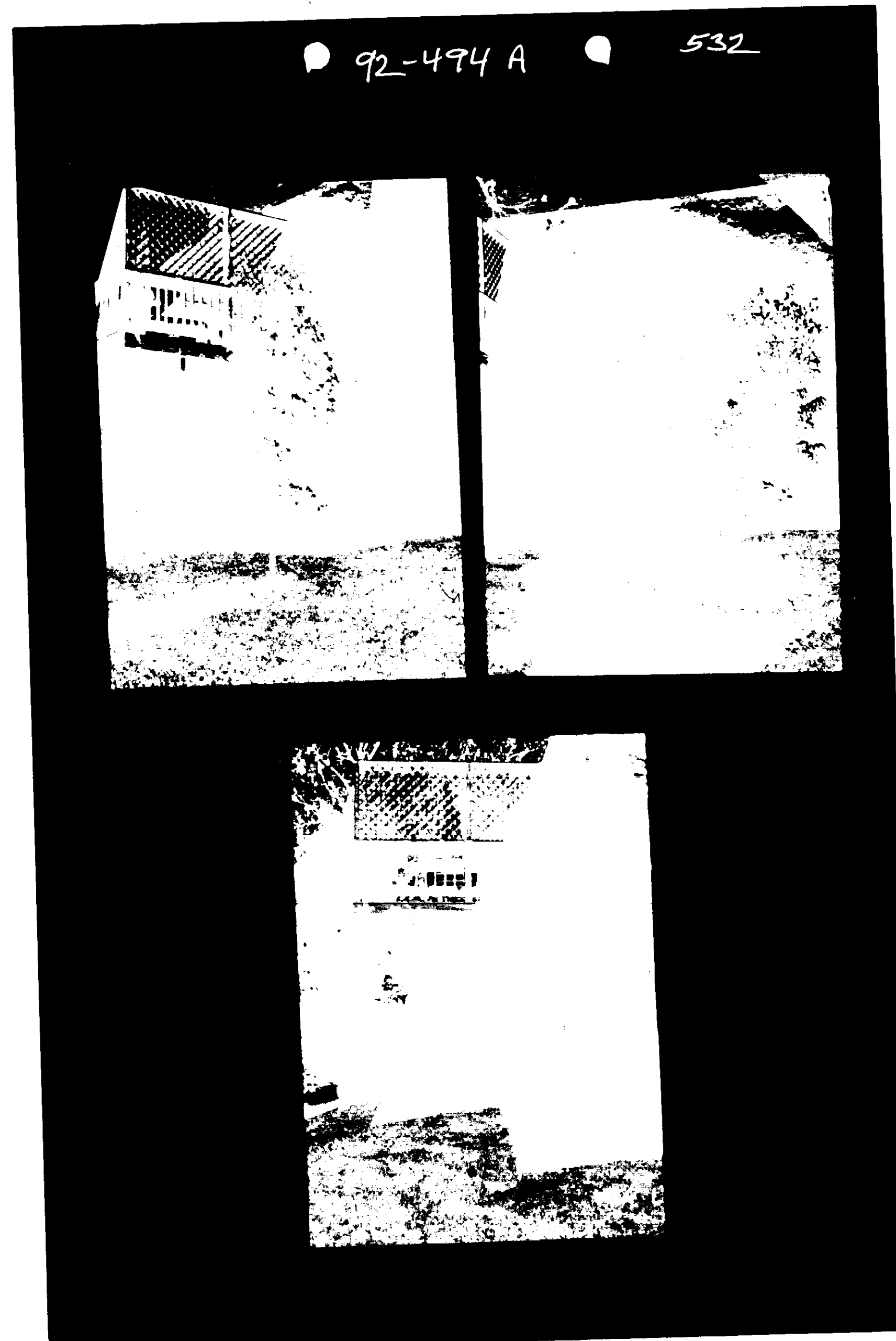
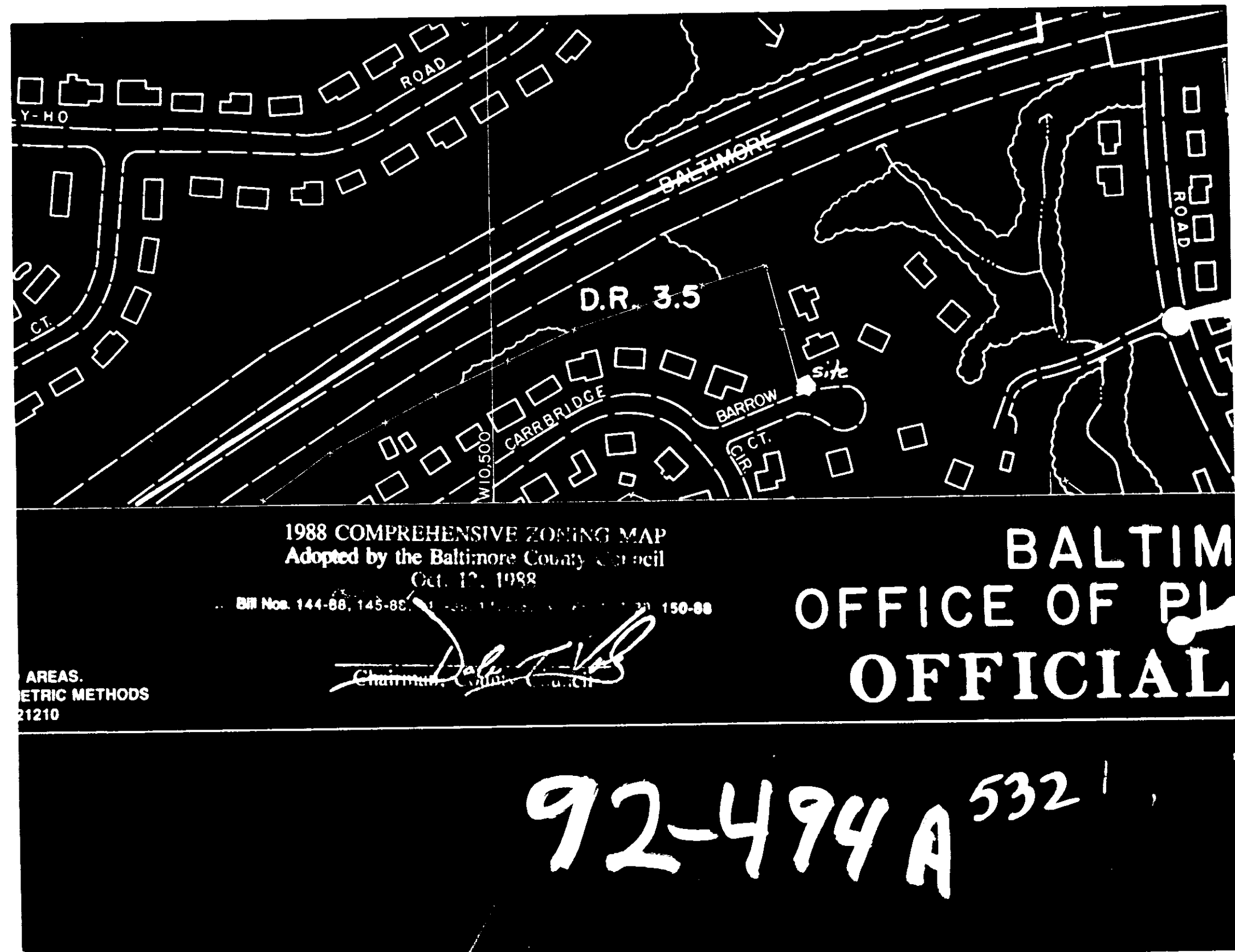
3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Scholtz
Lawrence E. Scholtz
Zoning Commissioner, Baltimore County



Printed on Recycled Paper



IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
S/S Barrow Court, 293 ft. W of Carbridge Circle
10 Barrow Court
8th Election District
3rd Councilmanic District
Michael Zavodny, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-494-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 30 ft., for an addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of July, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 30 ft., for an addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with the site plan so that the variance is limited to an 18 ft. setback to insure that construction does not occur within the 10 ft. drainage and utility easement.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7/29/92
By Sh. H. H. H.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 24, 1992

Mr. and Mrs. Michael J. Zavodny
10 Barrow Court
Towson, Maryland 21204

RE: Petition for Residential Zoning Variance
Case No. 92-494-A

Dear Mr. and Mrs. Zavodny:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1 TO ALLOW A REAR YARD SET BACK OF 18' IN LIEU OF THE REQUIRED 30'.

of the Zoning Regulations of Baltimore County for the following reason(s): (please include a general affidavit)
With active growing children we find the need for additional living space - this is the reason for asking.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City

State

Zip Code

(Type or print name)

(Signature)

Address

City

State

Zip Code

Phone

Legal Owner(s):

(Type or print name)

(Signature)

Address

City

State

Zip Code

Phone

Address

City

State

Zip Code

Phone

Address

City

State

Zip Code

Phone

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of July, 1992, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.



ZONING COMMISSIONER OF BALTIMORE COUNTY

RECEIVED BY LES DATE 7/16/92

ESTIMATED POSTING DATE: _____ ESTIMATED CLOSING DATE: _____

ORDER RECEIVED FOR FILING
Date 7/29/92
By Sh. H. H. H.

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) have competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 10 Barrow Ct
Towson Md 21204

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please include a general affidavit)

Reason for addition - with growing children
we find the need for additional living space

ZONING DESCRIPTION FOR 10 Barrow Ct
(Address)
Beginning at a point on the South side of (name of street)
which is 20' wide, (number of feet of right-of-way)
street on which property fronts) Barrow Ct
which is 20' wide, (number of feet of right-of-way)
street on which property fronts) Barrow Ct
of the centerline of the nearest improved intersecting street Carbridge
(name of street)
which is 20' wide, (number of feet of right-of-way width)
street) Barrow Ct in the subdivision of Greenway
(name of subdivision)
as recorded in Baltimore County Plat Book #112, Folio #68
containing 2.48 Acres Also known as
(number of total square feet or acres in lot)
10 Barrow Ct and located in the 8th Election District.
(property address)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting 6-30-92
Posted for Residential Variance
Petitioner: Michael and Eugenia J. Zavodny
Location of property: S/S Barrow Court, 293' W of Carbridge Circle
10 Barrow Court
Location of Signs: Along front of 10 Barrow Court
Remarks: _____
Posted by LES Date of return July 3-92
Number of Signs 7

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

92-494 A

6/23/92

H9200532

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE (IRL)	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
TOTAL:		\$85.00

LAST NAME OF OWNER: ZAVODNY

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 13, 1992

(410) 887-3353

Mr. & Mrs. Michael J. Zavodny
10 Barrow Court
Towson, MD 21204

RE: Item No. 532, Case No. 92-494-A
Petitioner: Michael J. Zavodny, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Zavodny:

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(410) 887-3353

Your petition has been received and accepted for filing this
16th day of June, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Michael J. Zavodny, et ux

Petitioner's Attorney:



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 6, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for July 6, 1992
Item 532

The Developers Engineering Division has reviewed
the subject zoning item. Granting a variance to allow a
10-foot setback would permit an addition to be built
in a County drainage and utility easement. This should
not be permitted.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

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ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development
Management
FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning
DATE: June 30, 1992
SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 29, 1992

The Office of Planning and Zoning has no comments on the
following petitions:

Edward & Rita Raab - Item 514
Jeffrey & Deanna Deegan - Item 523
Charles & Virginia Loane - Item 524
Herschel & Ruth Polakoff - Item 525
Francis Mull - Item 526
Juanita Cottrell - Item 529
Middle River Baptist Church - Item 530
Merritt & Joann Olsen - Item 531
Michael & Eugenia Zavodny - Item 532

If there should be any further questions or if this office can
provide additional information, please contact Francis Morsey
in the Office of Planning and Zoning at 887-3211.

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DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *Rita M. and Edward R. Raab, Sr.* Date 7/6/92

File Number	Waiver Number	Zoning Issue	Meeting Date
90476	Stonegate at Patapsco (Aerial Property)		6-1-92
CON DED	TE	Waiting for developer to submit plans first.	
COUNT 1			
DED DEPRM RP STP TE	Rita M. and Edward R. Raab, Sr.	514	W/C
✓	Jeffrey J. and Deanna L. Deegan	523	N/C
✓	Charles M. and Virginia H. Loane	524	N/C
✓	Herschel and Ruth Polakoff	525	N/C
✓	Francis D. and Patricia M. Mull	526	N/C
✓	RMS Nominee, Inc.	527	W/C
✓	Juanita L. Cottrell	529	N/C
DED DEPRM RP STP TE	The Middle River Baptist Church	530	W/C
✓	Merritt E. and Joann R. Olsen	531	N/C
✓	Michael J. and Eugenia G. Zavodny	532	N/C
✓	Baltimore County - Southwestern Bell Mobile Systems	533	N/C

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature _____ Date 07/06/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Raymond F. And Nancy A. Plum	520		6-22-92
DEPRM STP			
Michael And Virginia Myers	522		N/C
DEPRM			

COUNT 6

DED DEPRM RP STP TE	Rita M. and Edward R. Raab, Sr.	514	6-29-92
✓	Jeffrey J. and Deanna L. Deegan	523	N/C
✓	Charles M. and Virginia H. Loane	524	IP
✓	Herschel and Ruth Polakoff	525	
✓	Francis D. and Patricia M. Mull	526	
✓	RMS Nominee, Inc.	527	
✓	Juanita L. Cottrell	529	
✓	The Middle River Baptist Church	530	
✓	Merritt E. and Joann R. Olsen	531	
✓	Michael J. and Eugenia G. Zavodny		N/C

700 East Joppa Road, Suite 901
Towson, MD 21204-5500 JUNE 25, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MICHAEL J. ZAVODNY AND EUGENIA G. ZAVODNY
Location: #10 BARROW COURT
Item No.: *532 (LEO) Zoning Agenda: JUNE 29, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: *Carl J. ...* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

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ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *Michael J. and Eugenia G. Zavodny* Date 7/6/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Rita M. and Edward R. Raab, Sr.	514		6-29-92
DED DEPRM RP STP TE	✓	No Comment	
✓	Jeffrey J. and Deanna L. Deegan	523	No Comment
✓	Charles M. and Virginia H. Loane	524	No Comment
✓	Herschel and Ruth Polakoff	525	No Comment
✓	Francis D. and Patricia M. Mull	526	No Comment
✓	RMS Nominee, Inc.	527	No Comment
✓	Juanita L. Cottrell	529	No Comment
✓	The Middle River Baptist Church	530	No Comment
✓	Merritt E. and Joann R. Olsen	531	No Comment
✓	Michael J. and Eugenia G. Zavodny		No Comment
✓	Baltimore County - Southwestern Bell Mobile Systems	533	No Comment

COUNT 11

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

June 24, 1992

(410) 887-3353

Michael and Eugenia Zavodny
10 Barrow Court
Towson, Maryland 21204

Re: CASE NUMBER: 92-094-1
LOCATION: S/S Barrow Court, 25' W of Carbridge Circle
10 Barrow Court
8th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
refreshing regarding the administrative process.

1) Your property will be posted on or before July 5, 1992. The closing date is July 20, 1992. The
closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing
date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will
issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the
matter be set in for a public hearing. You will receive written notification as to whether or not your
petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether: due to a neighbor's formal request or by Order of the
Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers.
Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Scholtz
Lawrence E. Scholtz
Zoning Commissioner, Baltimore County



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